

WEST TISBURY PLANNING BOARD MINUTES August 30, 2021

PRESENT: Bea Phear, Leah Smith, Ginny Jones, Matt Merry, Henry Geller, Amy Upton

ALSO PRESENT: D. Gilmore, Jevon Rego, Katherine Walsh, BJ Fernie, Doug Finn, Jane Rossi

Leah opened the meeting at 5:35

Continued public hearing on an application from David Weagle and Linley Dolby for a curb cut over a Special Way on Assessor's Map 15, Lot 31.7, 26 Flint Hill Road:

Jane had informed the board that the Weagle's have withdrawn their application without prejudice.

Henry made a motion to close the public hearing and Bea seconded the motion. Henry-yes, Bea-yes, Matt-yes, Ginny-yes, Leah-yes.

DISCUSSION:

●Katherine Walsh and Bruce Fernie RE: proposal to subdivide under the Open Space zoning bylaw on Map 31, Lot 7:

Katherine explained that she and her husband would like to keep the existing field as agricultural land and protect it. She said she has spoken with the Land Bank about an easement and they are still interested. She said they have been trying to bounce back from having to purchase the property back from the Film Festival Company and have run into a lot of issues with failing appliances over the summer. She said the house needs a lot of work and they are looking at options. They have reached out to Andrew Woodruff who once farmed the land and he suggested the Open Space bylaw. The idea is to create a 3.5 acre agricultural lot and a 2 acre building lot. She said Doug Hoehn suggested they discuss this with the board before drafting a certified plan. Bruce stated that the land has been farmed for a very long time.

Bea asked if they are looking for a density bonus with the proposal. She explained that the bylaw does not limit lot size and they could have two houses on a lot anyway but they may not have enough land for a bonus. She said the idea looks good and seems entirely eligible under the Open Space regulations. She said the board would need a certified plan and verification of the Agricultural restriction. Leah asked about frontage. She said with a new rear lot this should be considered and the driveways are currently close together. She suggested shared driveways, and to consult her surveyor about frontage.

●Discussion regarding the requirement of a paved driveway apron on a town road:

Jevon Rego stated that when his house was under construction Joe Teirney informed him that an apron needed to be installed. He said the driveway is being accessed and the apron needs to be installed. Ginny read the verbiage from the town bylaw that requires aprons on town roads. Katherine Walsh said she had sent a letter to the board from her attorney stating that that particular lot was not required to have an apron installed based on its lengthy existence and because the driveway had not been altered. The board said the apron is required and Jane was asked to send Katherine a copy of the town bylaw. Bea added that the apron would be a condition of the board's approval.

Jevon said he cannot see oncoming traffic from his driveway due to some trees that are obstructing his view. He said they are invasive trees and there are two of them marked with green tape. He said he has spoken with the Historic District about this,

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asked in the past for them to be removed but hadn't gotten anywhere. Henry suggested Jevon install a mirror. Ginny pointed out that the speed limit signs are different traveling north and south on Old County Road within the Historic District. Jane said she would speak with Jen about the speed limit issue. Henry pointed out that the Complete Streets Committee has been working on speed limit issues.

●American Recovery Plan Act:

Ginny had sent a list around to the board members with her ideas for use of the grant money. She said the funding is for pandemic relief. Jane asked the board if they had any ideas she could provide to the Select Board. The ideas are as follows:

- Financial assistance for the schools, library and Howes House.
- Create a map indicating the location of all water sources in the event of a forest fire.
- Provide financial assistance for the Howes House renovation project.

●Short Term Rental report from Bea Phear:

Bea explained that the Select Board had requested she gather a group to consider creating a bylaw on short term rentals. The list is as follows:

John Rau

Dan Rossi

Sheila Morse

Karen Overtoom

Reid Silva

Bea Phear

She said she left a message with Omar to get some feedback but decided it would be best for the committee to meet and then ask questions. She said all members have agreed to be appointed.

Citizen's Planner Workshops:

Jane asked the board for suggestions for the fall session of the Citizens Planner Workshops and they suggested a 40 B would be a good option. Matt pointed out that the proposed Huseby Meadow Farm project will be lengthy and will require MVC review. He pointed out that the decision for the last project on the property contained a condition that no further subdivision was to occur. He wondered if that would hold up under a 40 B application. Bea asked how powerful a 40 B was pertaining to local controls.

The board agreed a 40 B workshop would be beneficial.

Doug Finn weighed in by supporting the idea of a 40 B workshop.

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ZBA referrals:

- **Map 21, Lot 12, 90 Dr. Fisher Road, Big Sky Tent application to install 3 storage containers.**
- **Map 38, Lot 2, 65 Jennie Athearn Road, to construct a guest house with an attached garage in the Inland Zone of the Coastal District.**

The board agreed that both applications did not warrant Planning Board comment and voted to refer them back to the ZBA.

Bea made a motion to refer the applications back to the ZBA and Leah seconded the motion. Leah-yes, Bea-yes, Ginny-yes, Henry-yes, Matt-yes.

MINUTES:

Ginny made a motion to approve the August 9, 2021 minutes as written and Bea seconded the motion. Ginny-yes, Bea-yes, Leah-yes, Matt-yes, Henry-yes.

Other Discussion:

Doug Finn mentioned that Edgartown made a proposal to the Airport to consider constructing workforce housing in their expansion of the Business Park but they were not in favor of the idea. They stated the FAA wouldn't allow housing within the airport grounds. He suggested he may reach out to the legislature for some guidance. Ginny stated it would be good if there was some staff housing for the employees that actually work within the Business Park. Matt pointed out that Nantucket has workforce housing near their airport. Ginny said we need year-round and transient housing on the island.

Adjourned at 6:15pm

Respectfully Submitted,

Jane Rossi, Administrator **Approved on 9/13/21 Ginny-yes, Leah-yes, Matt-yes, Henry-yes.**